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**DESIGN REVIEW**

***LAVITA APARTMENT***

**4055 8th Ave NE**

**DPD Project # 3012892**

# DEVELOPMENT OBJECTIVES

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### Project information

Project address: 4055 8th Ave NE  
DPD project #: 3012892  
Property Owner: Cheng Nan Lin  
Architect / Contact: CHC Architects / Chaohua Chang

### General description

The proposed project is to demolish the two existing single family and duplex houses, and construct a new apartment building with studio-type dwelling units and several parking stalls. The project is intending to provide students and young professionals good quality accommodations with:

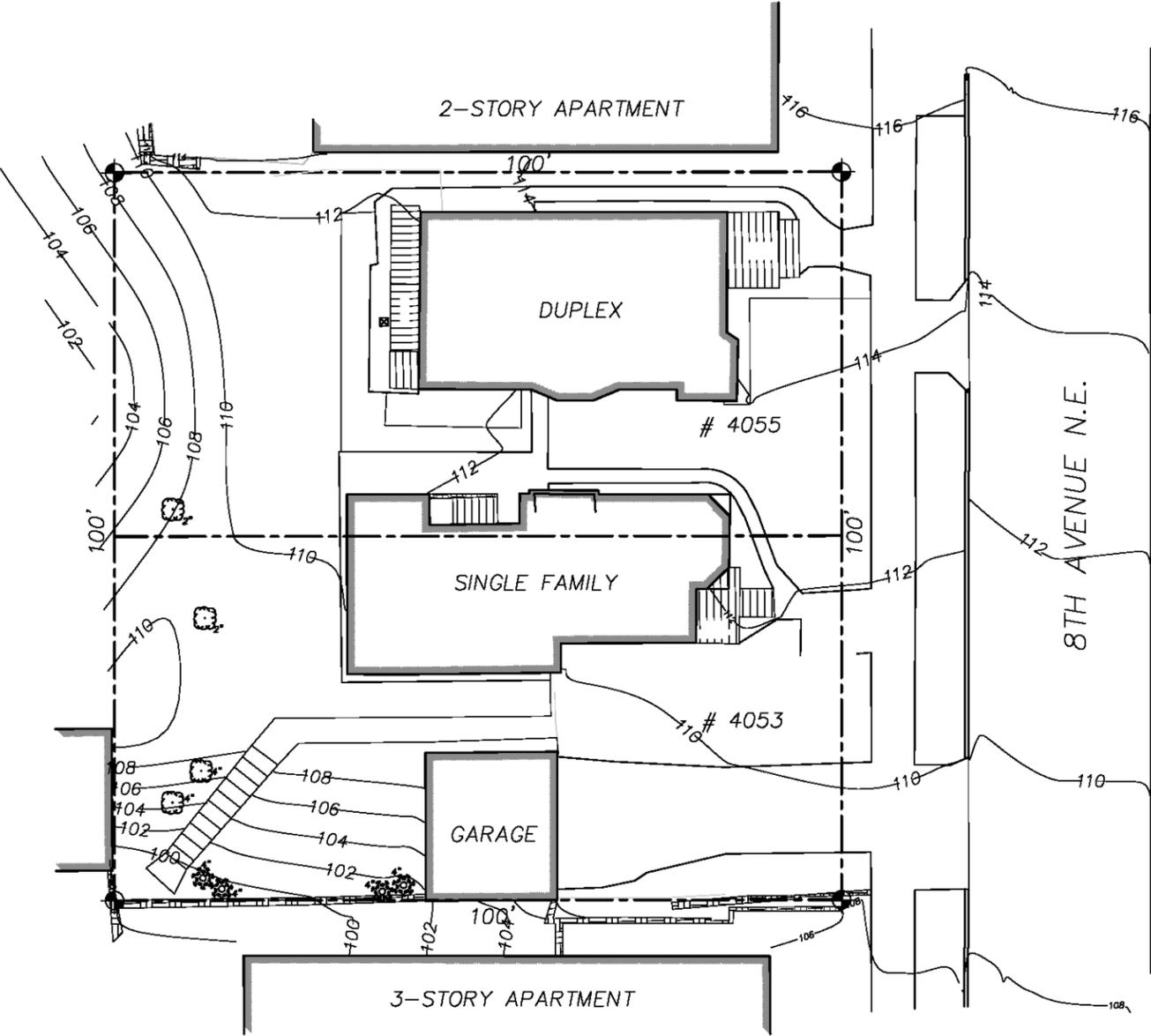
- 1) Affordable rent
- 2) More-functional dwelling units (sleeping /cooking / bathing / studying)
- 3) Usable and spacious amenity areas
- 4) Privacy between the project and adjacent properties
- 5) 'Green' design for healthier living and energy saving

### Program summary

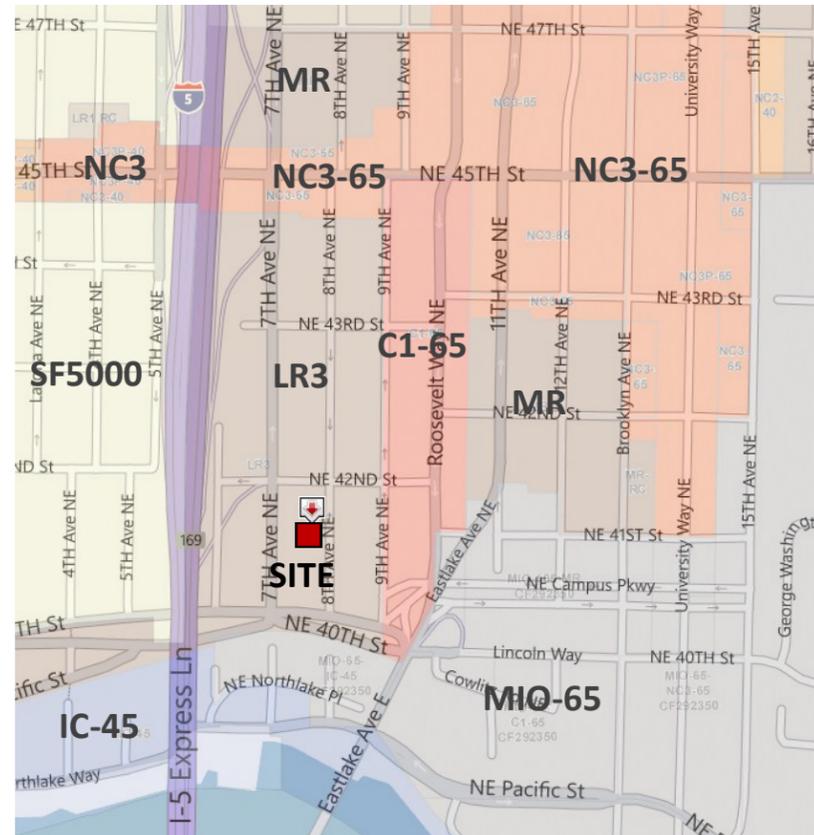
Site Area: 10,000 s.f. (100' x 100')  
Site topography: Approximate 16' elevation difference between the highest NE corner to lowest SW corner  
Building height: Approximate 40' with four above-grade stories and a basement  
Number of dwelling units: 60  
Number of parking stall: 10 (underground)  
Gross floor area: 19,633 s.f.

### Design Departures

No design departure is requested on any design options.



**EXISTING SITE PLAN**



## ZONING MAP

The project site is zoned for 'LR3' which contains 9 blocks area., surrounded by commercial zones at north and east, University of Washington at south, and highway I-5 & single family zone at west. Within this 'LR3' area, mostly are of single family homes, townhouses, and 3 to 5-story apartments, with a telephone utility building across the street and a u-district p-patch community garden at south.

## ACCESS OPPORTUNITIES AND CONSTRAINTS

### Vehicular Access

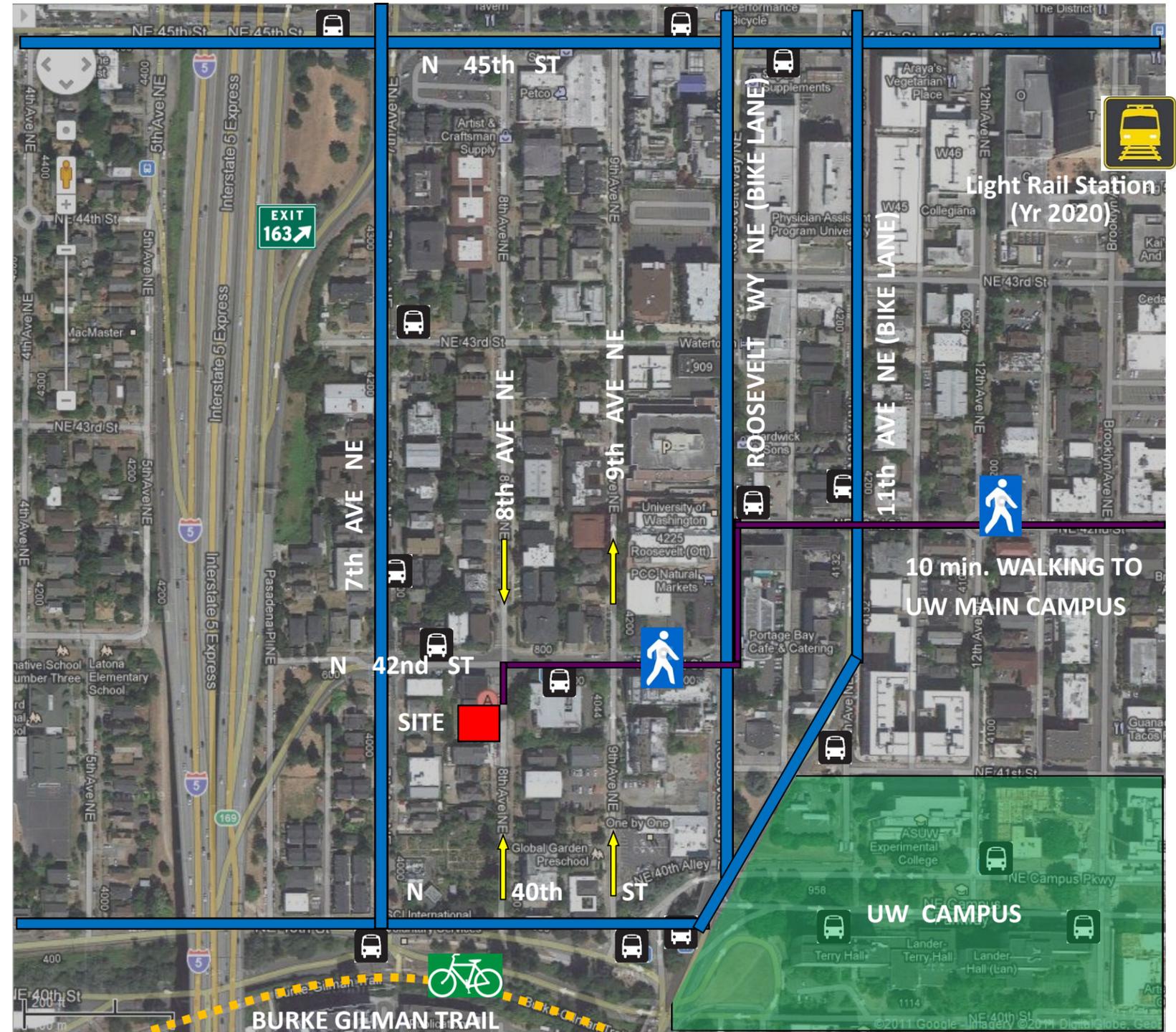
I-5 exits at N 45th street, and the site is accessible through surrounding arterial streets. Yet, all vehicles have to enter 8th Ave NE through N 40th St. due to the one-way traffic designation. Street parking is allowed on west side of 8th Ave NE.

### Transit Access

Bus stops connecting to Seattle metro area are very well distributed within 10-min. walking distance. Light rail station is also within 10-min. walking yet won't open until year 2020.

### Bicycle Access

Burke-Gilman trail is right at south side. There are bike lanes on Roosevelt Way and 11th Ave NE. other secondary streets are also commonly used by bicycles.

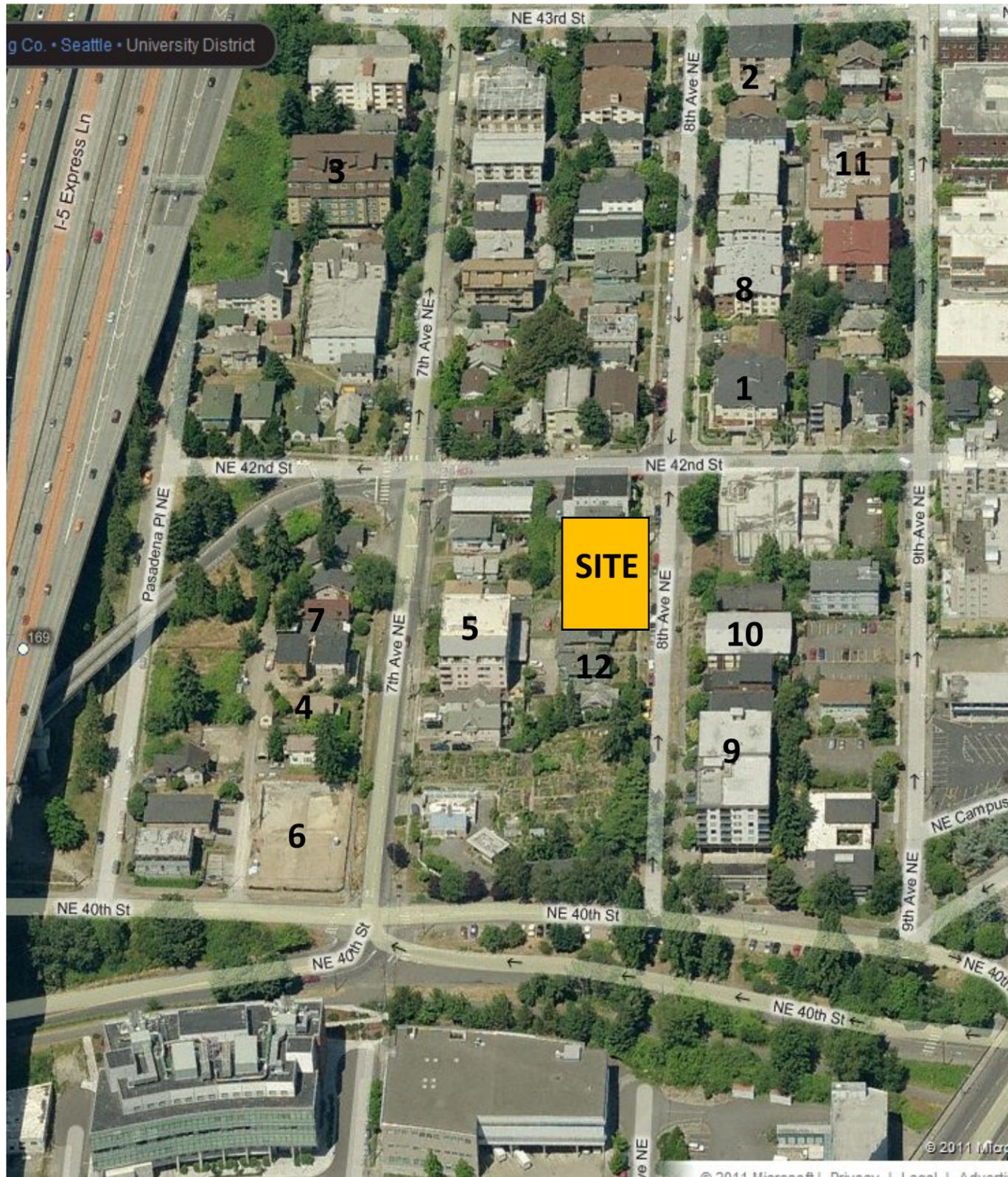


### Pedestrian Access

10-min. walking distance to UW main campus (15th Ave NE), and 10-min. walking to commercial / retail district (N 45th St. and University Way). Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.

## NINE BLOCK AREA

Three blocks at south are University of Washington. The other six blocks are mixed with old and new structures, including the 2-yr old apartment at adjacent lot (#12), and the newly proposed 70-unit apartment on 7th Ave NE (#4). Photos shown are some multi-family projects within the area.



## URBAN DESIGN ANALYSIS



1. Rooming House



5. Apartment Building



9. Portage Bay Apartments



2. Cedar Apartments



6. Townhouse



10. Apartment Building



3. Apartment Building



7. Townhouse



11. Kelsey Apartments



4. Apartment Building



8. Townhouse



12. Rooming House

**STREETSCAPE**



**PROJECT SITE**



**URBAN DESIGN ANALYSIS**



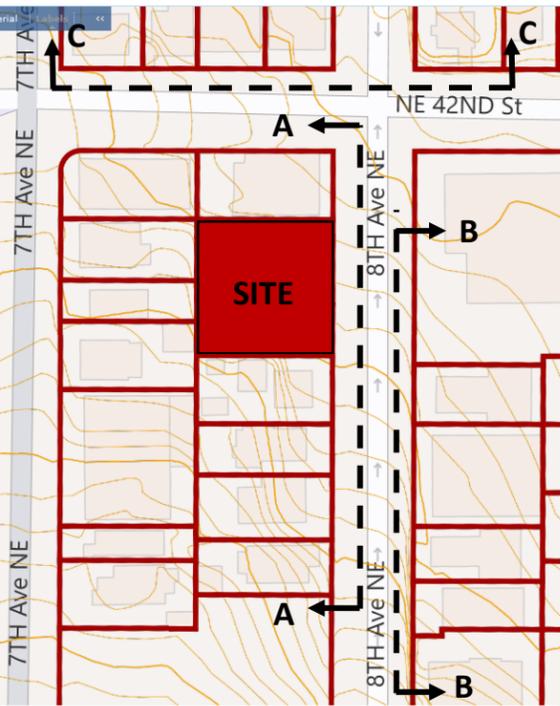
**A. 8th Ave NE (Looking West)**

30' ~ 40' front facades with mostly pitch roof



**B. 8th Ave NE (Looking East)**

Large flat façade and some elevated entries



**C. NE 42nd St. (Looking North)**

Larger scale structures

## LAND USE CODE SUMMARY

**Zoning :** LR3

**Urban Village Overlay:** University District Northwest (Urban Center Village)

**ECA:** No

### SMC 23.45.510 Floor area ratio (FAR) limits

Base: 1.5 FAR

Maximum: 2.0 FAR (LEED-Silver rating or a Built Green 4-star rating is required.)

### SMC 23.45.512 Density limits -- Lowrise zones

No limits.

### SMC 23.45.514 Structure height

Base height: 40'

Pitched roof: 5'

Ground floor above street: 18" minimum

### SMC 23.45.518 Setbacks and Separations

Setback: Front: 5' / Rear: 15' / Side: 5'(façade <40') / average 7'(façade > 40')

### SMC 23.45.522 Amenity area

Minimum 25% of the lot area

Minimum 50% of amenity area at ground level

Minimum common amenity area: 250 s.f. & 10'

### SMC 23.45.524 Landscaping standards

Green Factor score: 0.6 or greater

### SMC 23.45.527 Structure width and façade length limits in LR zones

Maximum structure width: 150'

The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.

### SMC 23.45.529 Design standards

If the street-facing façade of a structure exceeds 750 square feet in area, division of the façade into separate facade planes is required. A portion of the street-facing façade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting façade planes by a minimum depth of 18 inches.

### SMC 23.54.015 Required parking

No minimum requirement within urban center.

Bicycle parking: (1) bicycle parking / 4 units

Barrier-free parking is required if parking is provided.

Sight triangle is required if parking is provided.

### SMC 23.54.030 Parking space standards

Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.



Existing houses on site



View to southwest



View to northwest

## SITE ANALYSIS

### SITE ANALYSIS

The site is surrounded by apartments at north and south, and single houses at west. The noise of highway I-5 comes from west, yet, the view of Seattle downtown is toward the similar direction as noise.

The 3-story apartment at south is newly built, thus, the pattern of solar exposure and view may be fixed for south façade..

The street parking is at the west side of 8th Ave NE,. This may somewhat affect the view of drivers exiting the driveway from underground garage, yet, the one-way street and 'T'-end at south of 8th Ave NE make vehicle traffic flow relatively small.

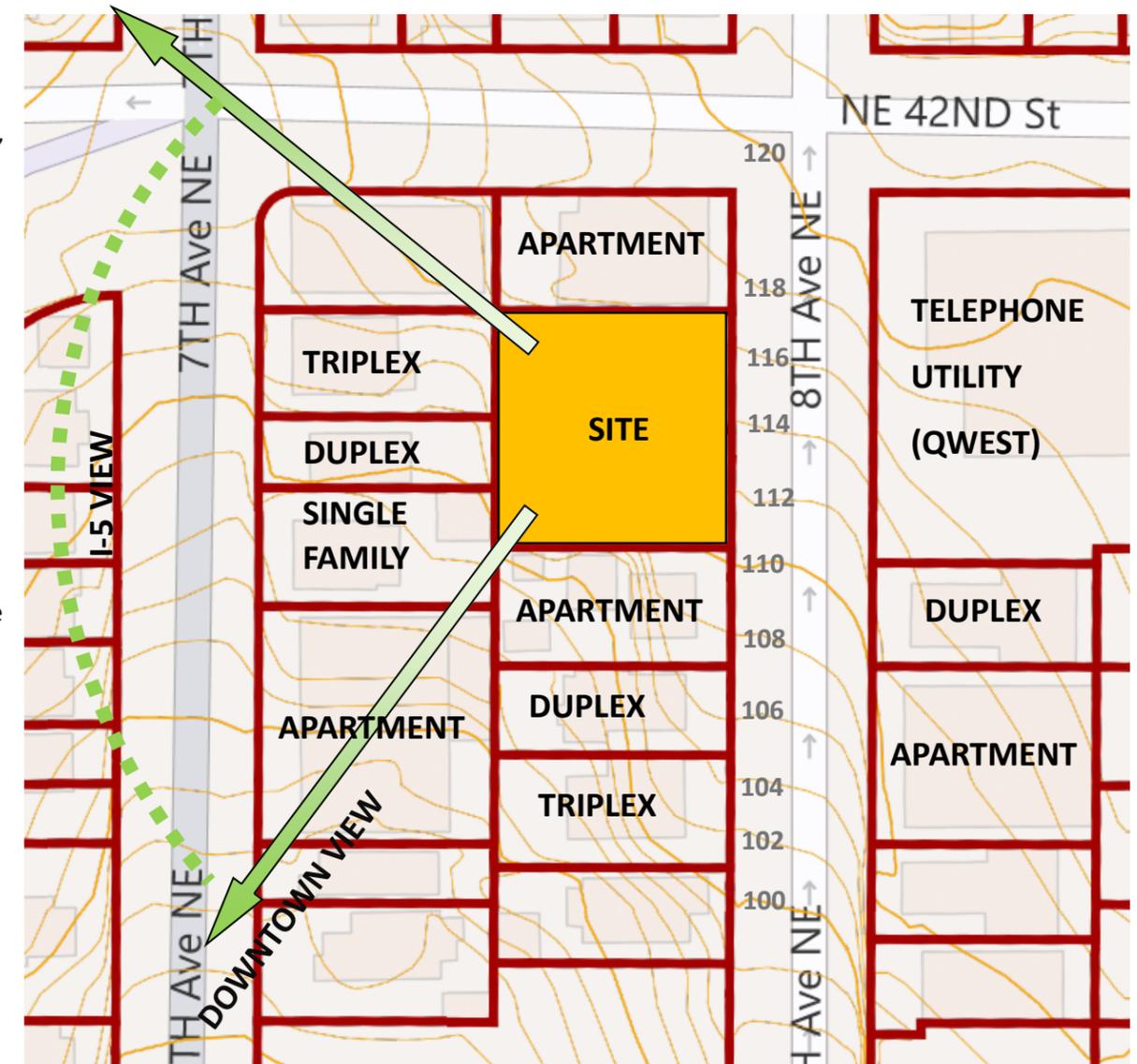
The square-shape of project site provide more opportunities for arranging building and open space.

The site is approximately 10' higher than parcels at west, and the exiting structures at west are 2-story, thus, the west façade design is somehow important as well due to its largely exposure to 7th Ave NE.

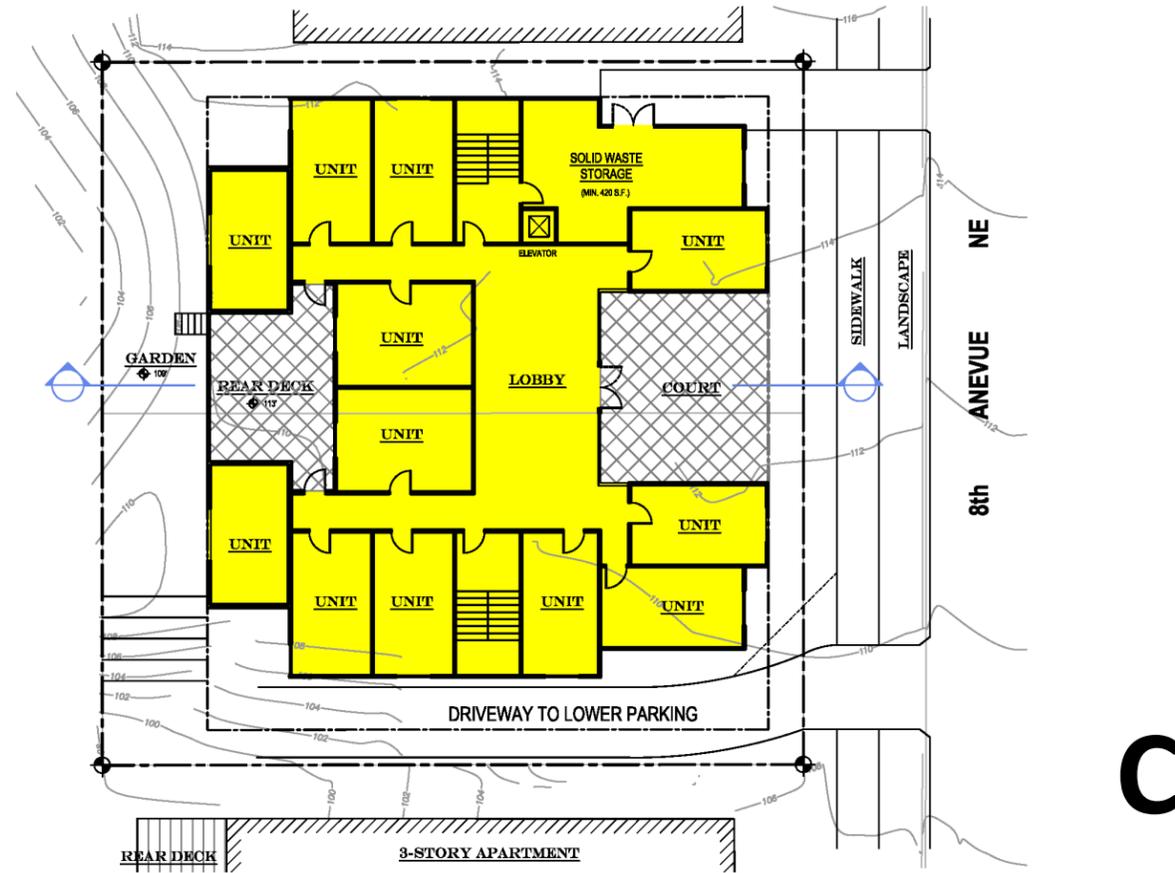
There is no existing significant tree on site.

### SMC 23.54.040 Solid waste and recyclable materials storage and access

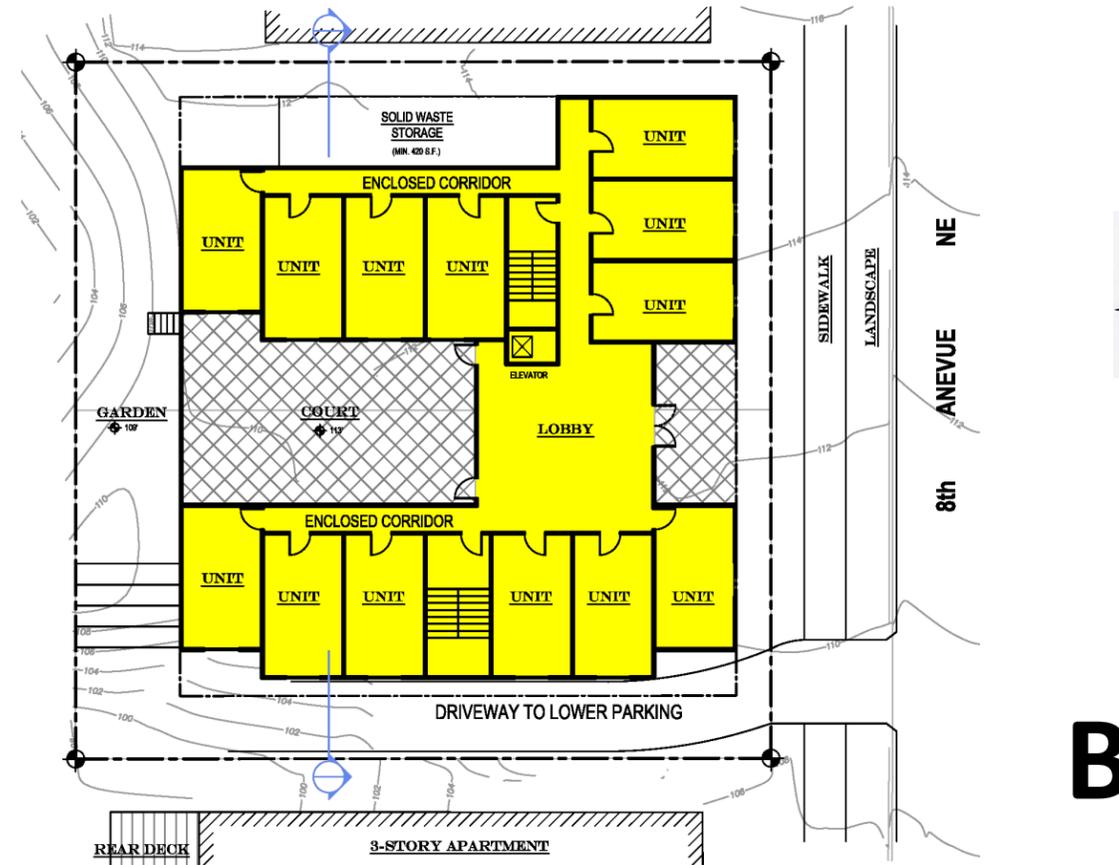
51-100 dwelling units: 375 square feet plus 4 square feet for each additional unit



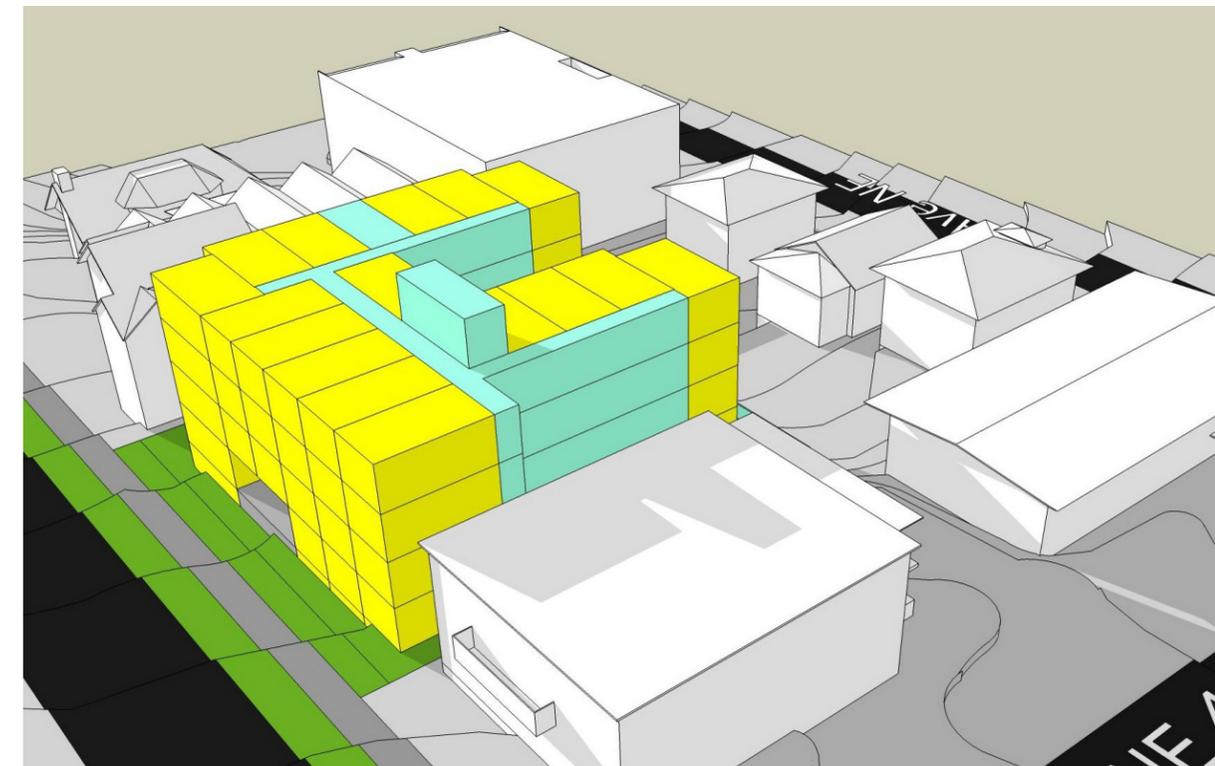
# PREFERRED DESIGN OPTIONS AT EDG PHASE

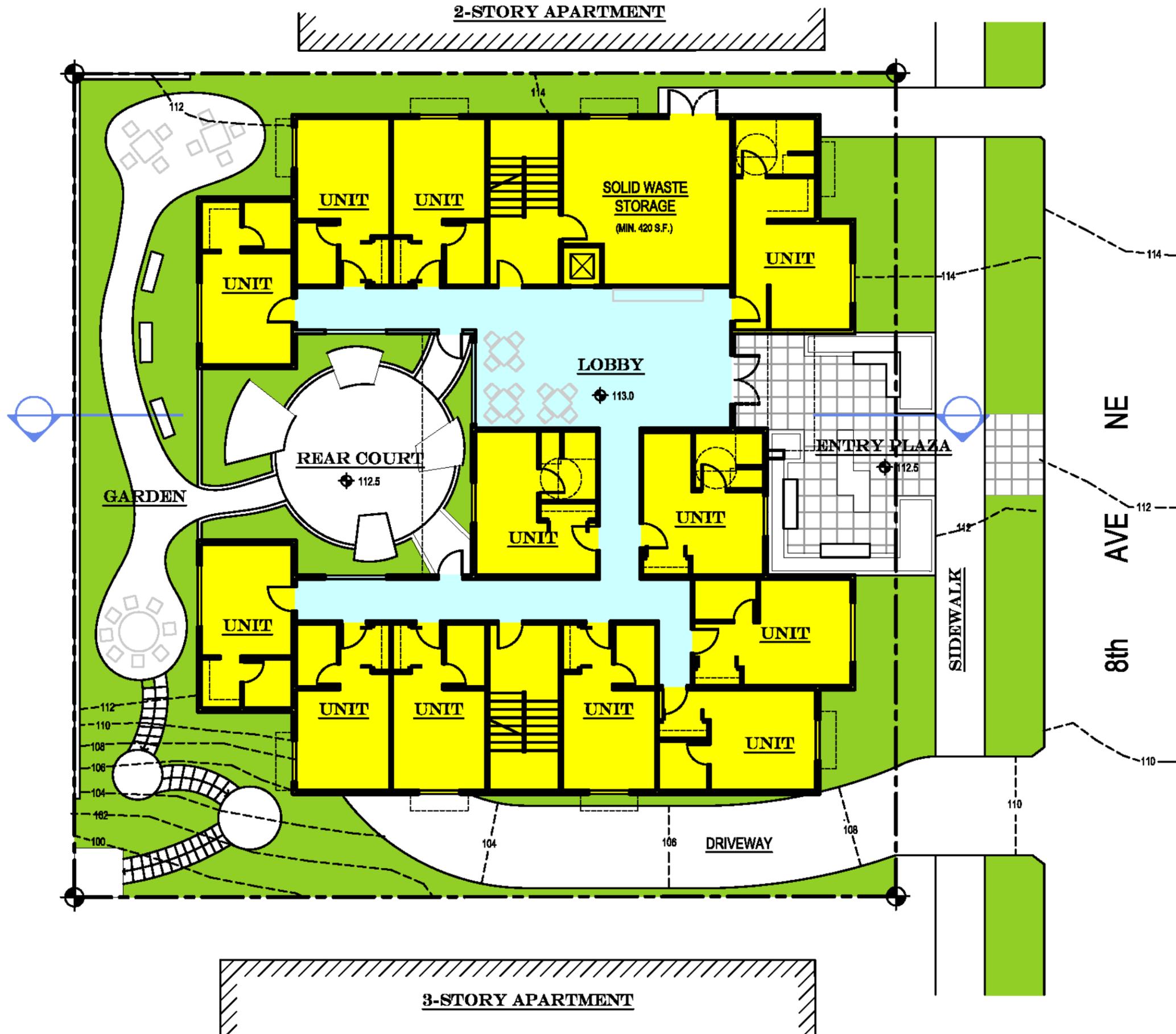


C



B



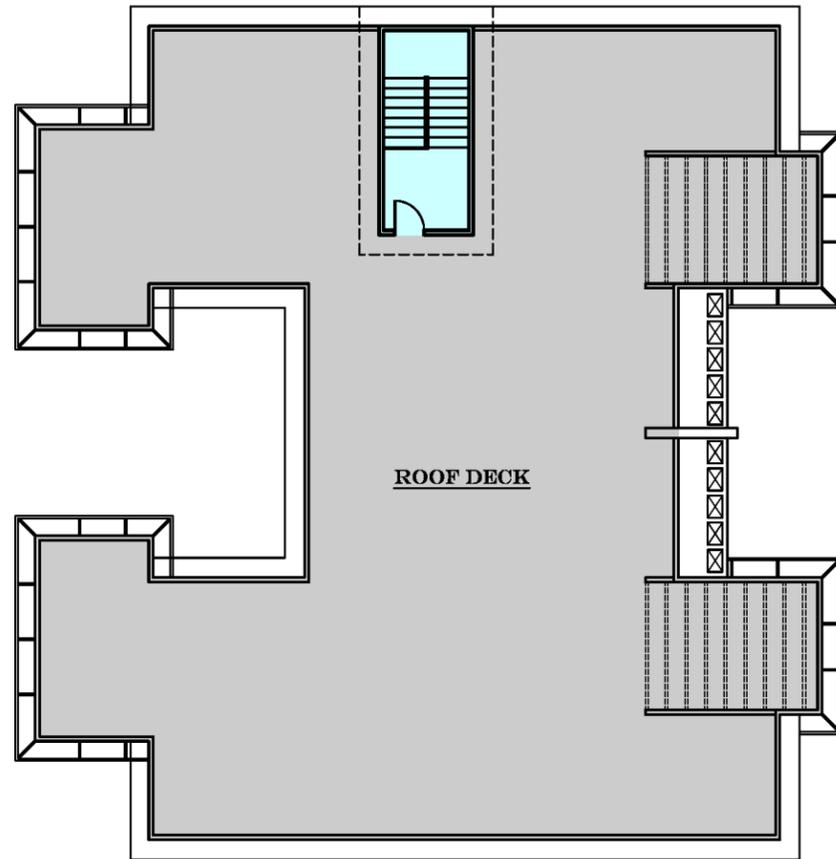


The modified design is the combination of Design Option B & C from Early Design Guidance phase. The size of entry court and rear court is adjusted to provide various outdoor activities, while spacious lobby is remained for tenants' indoor activities during Seattle's raining winter season.

Rear garden is filled up to be level with rear court, with retaining wall to provide privacy and better view to west.

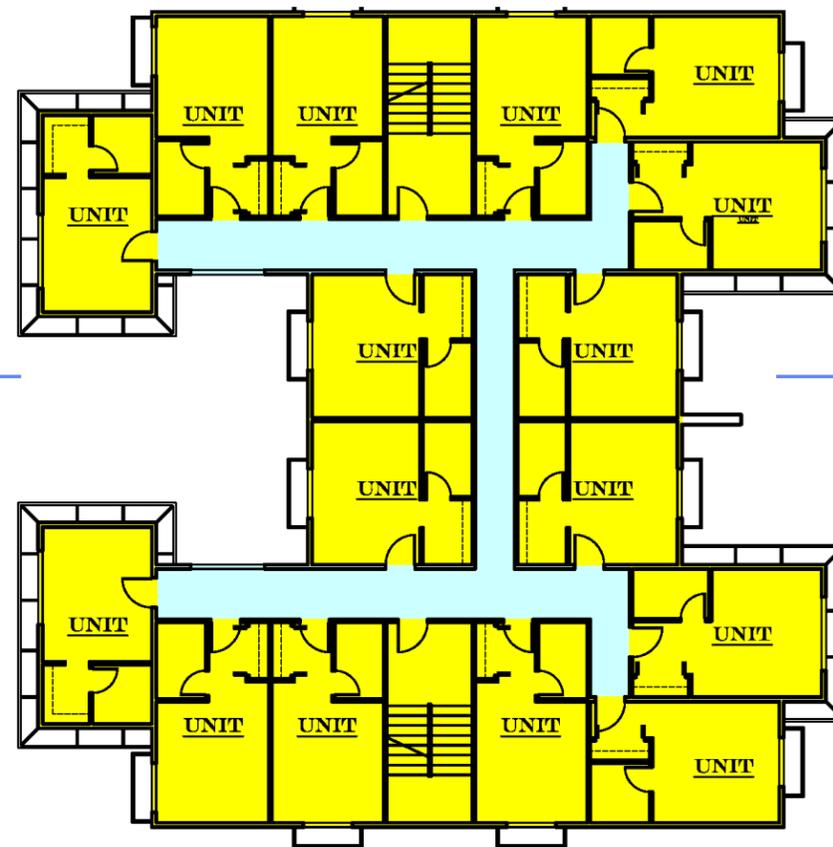
No design departure is requested.

**SITE PLAN & 1st FLOOR PLAN**



## ROOF PLAN

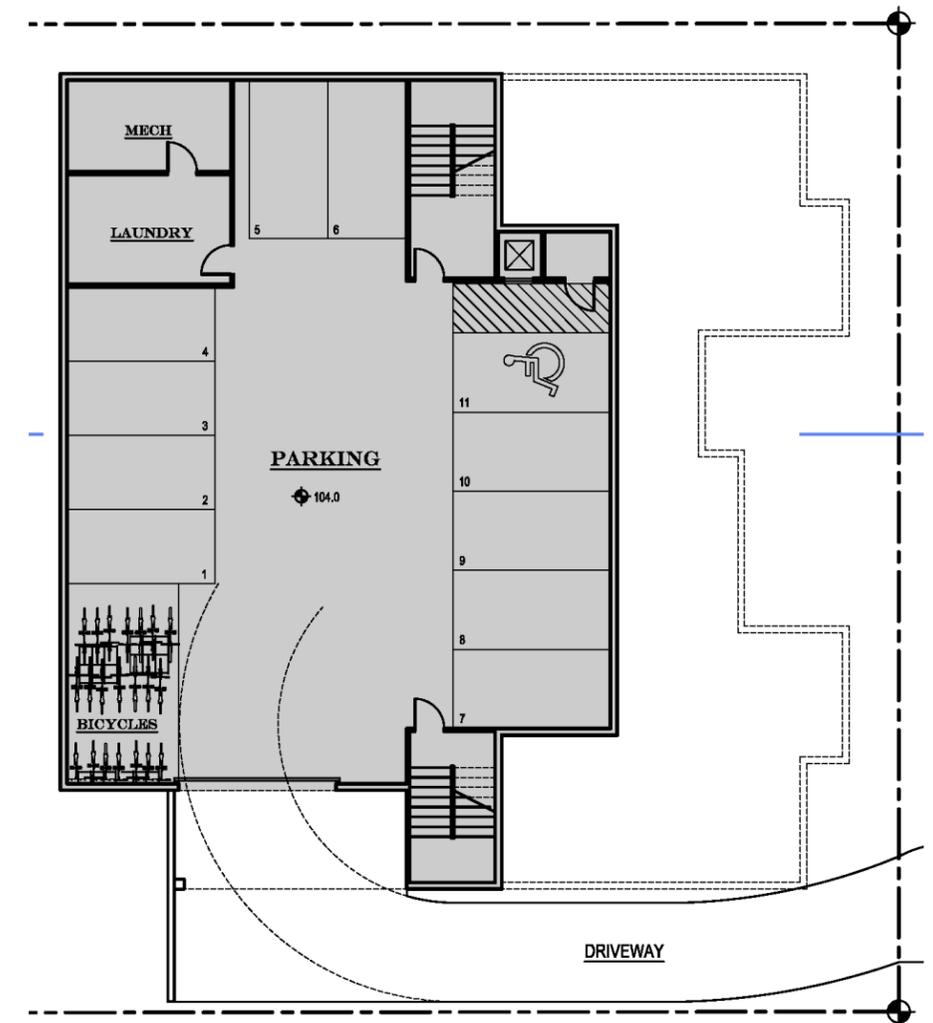
See Landscaping plan for roof garden design.



## 2nd ~ 4th FLOOR PLAN

The length of corridor is minimized for the most efficient use of floor area.

Dwelling units with windows facing north and south neighbors are minimized.



## BASEMENT PLAN

Due to the slope, Basement floor area is toward west to minimize the excavation.



**EAST ELEVATION**

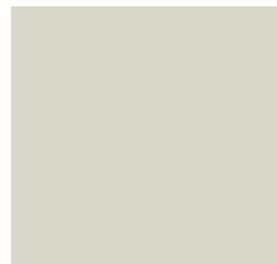
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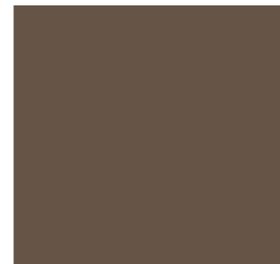
Limestone



Horizontal Metal Panel



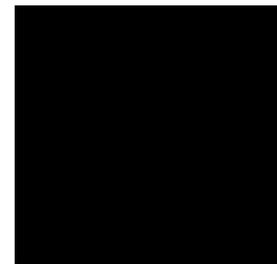
Fiber-cement Panel



Fiber-cement Panel



Curved Copper Canopy



Metal Balcony

1	Fiber-Cement Panel	6	Vinyl Window
2	Fiber-Cement Panel	7	24" Limestone Wall Tile
3	12" Horizontal Metal Panel (1" Reveal)	8	Curved Copper Canopy
4	24" Metal Grid Eave	9	Concrete Wall
5	Pre-Fabricated Metal		



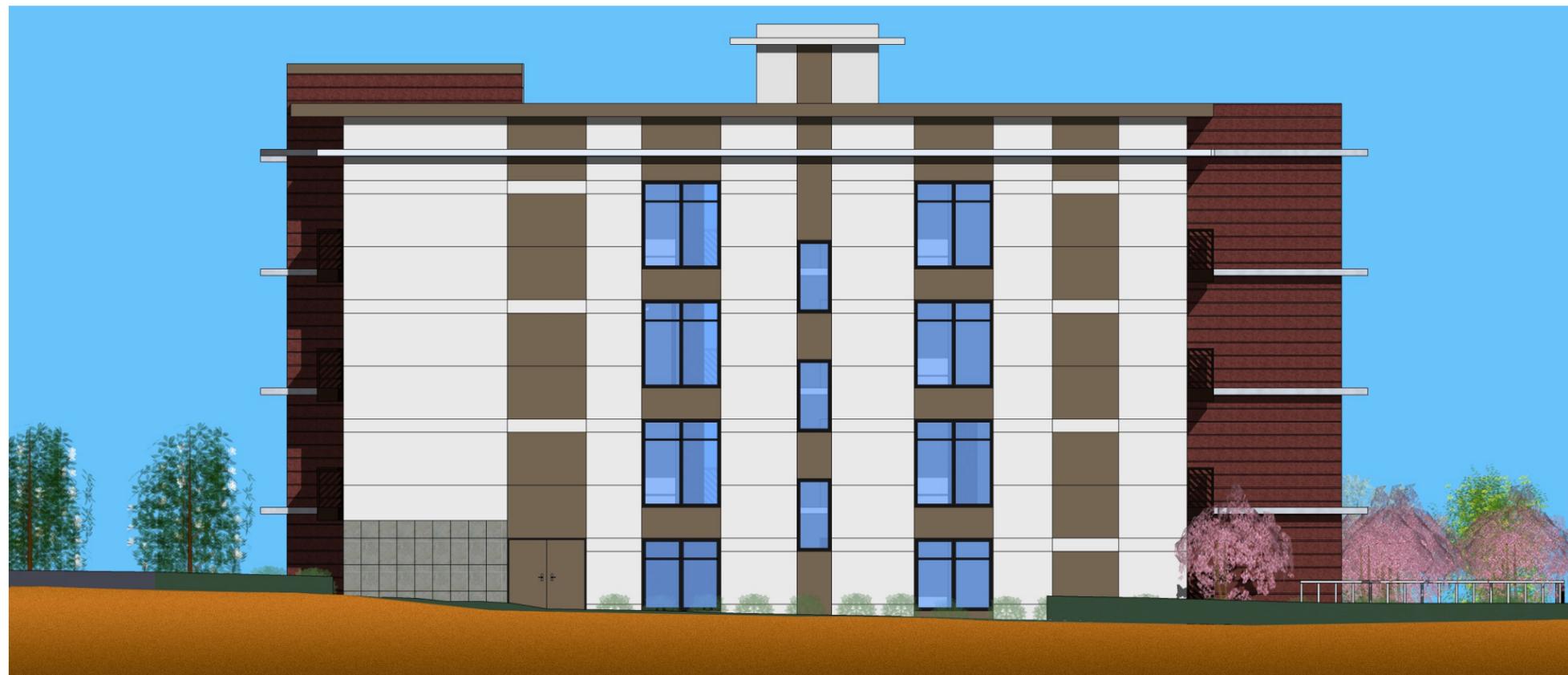
**WEST ELEVATION**

1	Fiber-Cement Panel	6	Vinyl Window
2	Fiber-Cement Panel	7	24" Limestone Wall Tile
3	12" Horizontal Metal Panel (1" Reveal)	8	Curved Copper Canopy
4	24" Metal Grid Eave	9	Concrete Wall
5	Pre-Fabricated Metal	10	Fiber-Cement T&G Siding



- 1
- 2
- 3
- 4
- 5
- 6
- 7

**SOUTH ELEVATION**



1	Fiber-Cement Panel	6	Vinyl Window
2	Fiber-Cement Panel	7	24" Limestone Wall Tile
3	12" Horizontal Metal Panel (1" Reveal)	8	Curved Copper Canopy
4	24" Metal Grid Eave	9	Concrete Wall
5	Pre-Fabricated Metal Balcony	10	Fiber-Cement T&G Siding

**NORTH ELEVATION**

# DESIGN GUIDELINE PRIORITIES

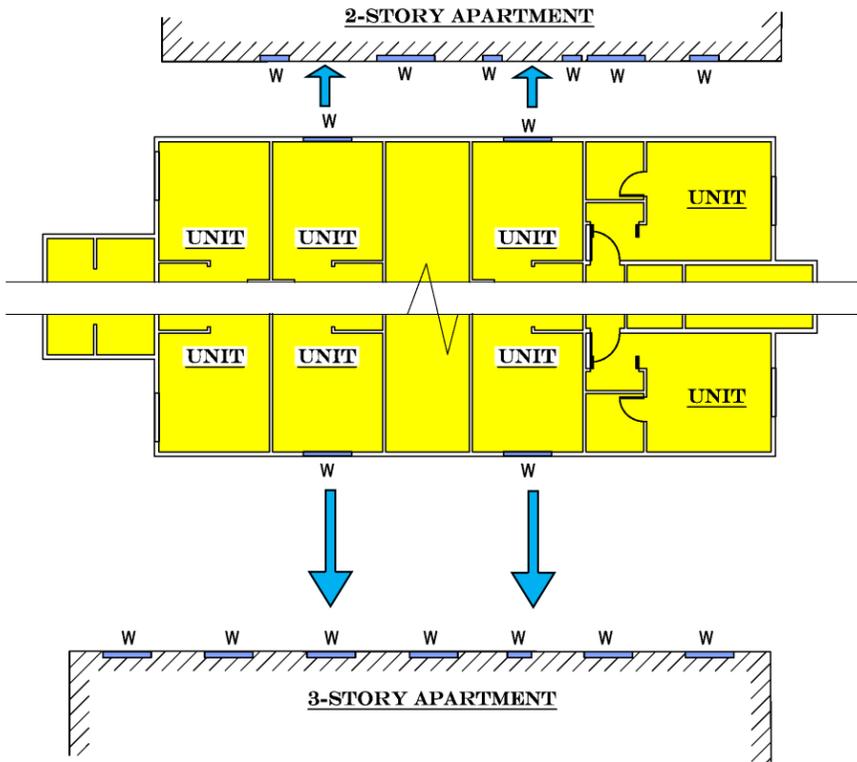
## A-1 Responding to Site Characteristics

**Comments by Design Review Board:**

The relationship of the proposed structure to the neighbors as rendered in options B and C seems adequate to the Board. The architect should be sensitive to the privacy of the tenants and the neighbors by ensuring that windows are not aligned.

**Response by Applicant:**

The modified design is combination of option B & C at the EDG phase. The site is located between two multi-family properties, to achieve the privacy, the number of dwelling units with windows facing adjacent properties is minimized, though one set of windows is still facing southern neighbor windows due to excessive windows on the adjacent new apartment. Yet, the balcony provide certain view blocking from neighbors.



**Window location**

## A-3 Entrances Visible from the Street

**Comments by Design Review Board:**

The visibility of the entrance from the street is an important consideration. Although the entry court will need to be secure, the court should still exude an openness and direct or clear access from the right of way.

**Response by Applicant:**

The visibility of entrance is emphasized by entry court and canopy. The size of entry court is significantly reduced for security purpose.



**Visible Entrance**

## A-4 Human Activity

**Comments by Design Review Board:**

None.

**Response by Applicant:**

The project site is located at relatively quiet one-way 8th Ave NE, with a utility building across the street, thus there are not many existing pedestrian or vehicular activities. Adequate entry court provides good opportunities of activities for residents. Spacious lobby which opens to rear court extends human activities between outdoor and indoor.



**Entry Court**

# DESIGN GUIDELINE PRIORITIES

## A-6 Transition between Residence and Street

### Comments by Design Review Board:

The design of the entry court should provide a strong transition between residence and street by forming an outdoor room. The Board reacted favorably to the small east facing court, its transition to the lobby and its connection to the west courtyard.

### Response by Applicant:

The modified design scheme provides the transition from Street → Front Court → Lobby → Rear Court → Garden, without direct visibility from Street through rear court.

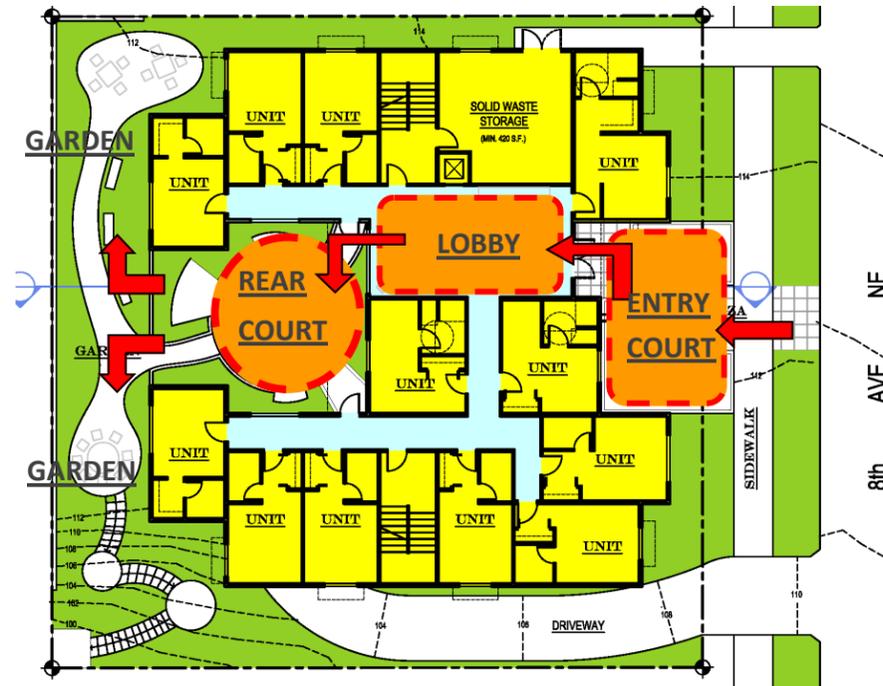
## A-7 Residential open Space

### Comments by Design Review Board:

Considerable deliberation occurred on the configuration of the two courtyards. The architect should develop a hybrid of scheme B and C. The Board finds the circulation and relationship of the courtyards to the lobby in scheme B appealing, the rear courtyard should be the major open space linked by lobby to the minor open space of the entry court. Both should have amenities for the tenants (seating, garden, etc) as they will be used in different manners during the day and seasons. Option C had qualities that the Board also liked. The entry court, which would be ideally smaller than this option, should be open to the sky similar to Option C rather than partially enclosed as Option B. The plan configuration of Option C might work if one of the units between the lobby and the rear deck were shifted allowing direct circulation from entry court to lobby to rear court. Ground level units facing the rear courtyard should have a defined area separate from the courtyard which is for their private use.

### Response by Applicant:

The modified scheme is adopting the advantages of EDG design option B and C. the entry court size is reduced and still provide benches and planters as amenities, while rear court is spacious and private for tenant's use with connection to rear garden. The rear garden is created by partially fill to be level with rear court, and provides better privacy from western properties.



**Open Space and Transition**

## C-1 Architectural Context

### Comments by Design Review Board:

The Board observed that the local context did not lend a strong argument for creating a contextual building. The members of the Board urged the architect to design a "forward looking" structure that did not rely on stylistic precedent from neighboring structures. The City's recent revisions to the Lowrise Code and the availability of new building materials create an opportunity for something new.

### Response by Applicant:

Despite the proposed project adopts symmetrical design, it is expected to create the semi-new style of architecture for lowrise residential zone in University District, by emphasizing indoor and outdoor street level activities, combining various exterior finish materials, and adding architectural elements.



# DESIGN GUIDELINE PRIORITIES

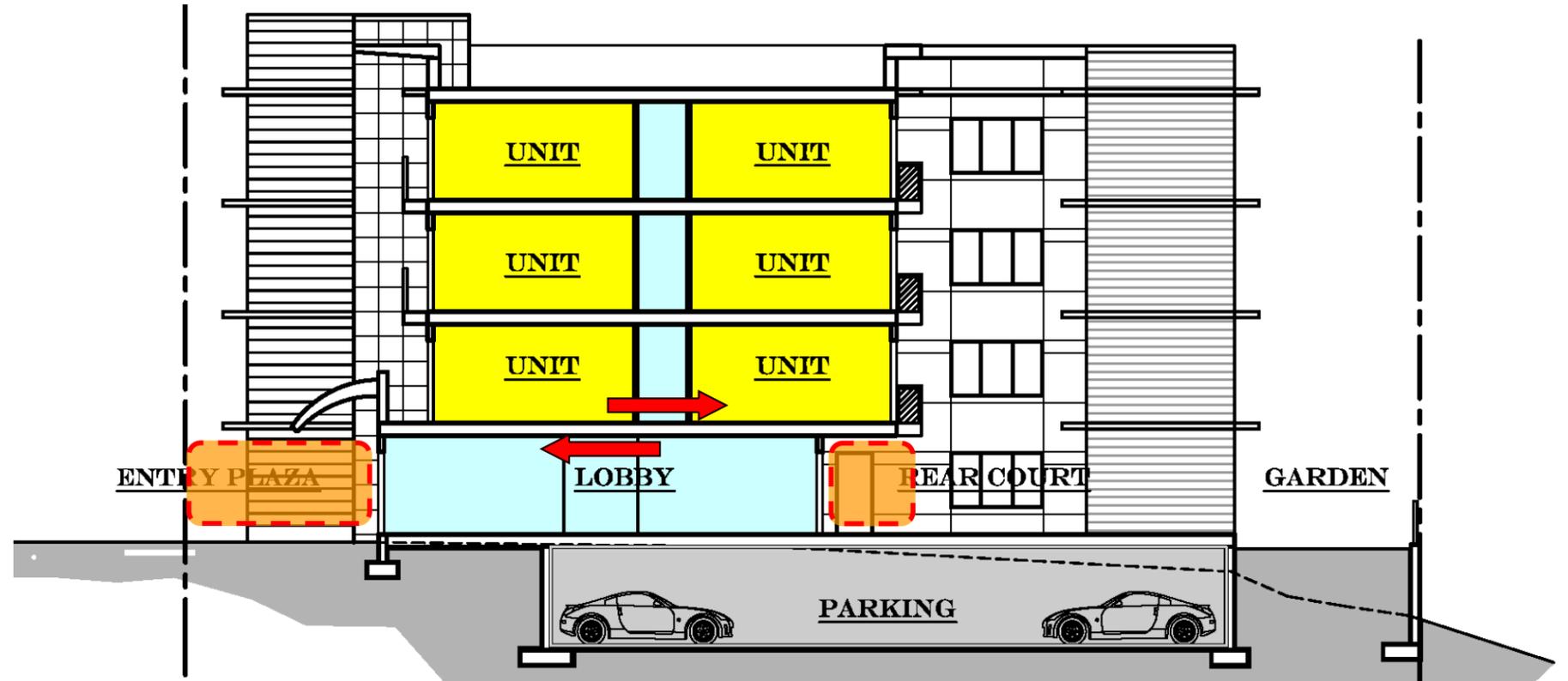
## C-2 Architectural Concept and Consistency

### **Comments by Design Review Board:**

The architect's ability to achieve a strong and consistent concept will be among the Board's significant considerations when it reviews the project at the Recommendation meeting.

### **Response by Applicant:**

Providing great amenity areas for more and better uses by tenants is the main target of the project. In addition to the strategies responded to previous design guidance, the central portion of ground floor is offset with upper floors to define entry court, and meanwhile creates shade area for rear court.



**Building Section**

## C-3 Human Scale

### **Comments by Design Review Board:**

The Board requires detailed drawings of the elevations showing how the large mass has sufficient detail to related to human scale.

### **Response by Applicant:**

- 1) For the most front façade, windows are recessed with continuous metal grid eave at each level, to avoid large flat wall.
- 2) Limestone wall tiles are used at ground level at recessed front façade for transition between grade and upper wall panels.
- 3) Curved copper entry canopy create transitional porch area between entry court and lobby.

## C-4 Exterior Finish Materials

### **Comments by Design Review Board:**

No specific comments.

### **Response by Applicant:**

Local manufactured (Tacoma) 12" Horizontal metal panel at 'towers' with metal grid eaves at each level provides a colder front, while limestone wall tile at lower level of background gives warmer feel. The fiber-cement panels used for most area of walls represents the common materials these days.



# DESIGN GUIDELINE PRIORITIES

## D-1 Pedestrian Open Spaces and Entrances

### **Comments by Design Review Board:**

See guidance for A-7.

### **Response by Applicant:**

See response for A-7.

## D-6 Screening of Dumpsters, Utilities, and Service Areas.

### **Comments by Design Review Board:**

The solid waste storage area should not front onto Eight Ave. as shown in option A and C. the Board prefers a dwelling unit in this location.

### **Response by Applicant:**

The location of solid waste storage has been adjusted to behind the dwelling unit, and the tenant's access to it is enclosed within stairway.

## D-7 Personal safety and Security

### **Comments by Design Review Board:**

Re-emphasizing public comments, the Board requests that the entry courtyard be secure. The court should be visible from the street but remain safe.

A lighting plan should be submitted at the time of the MUP and presented at the Recommendation meeting.

### **Response by Applicant:**

The size of entry court is reduced with planters on front for better security while still remains open without dead corners. The large lobby providing amenity area will also help watch activities at front and rear courts by tenants. Optional entry gate and fence (open design; not shown on plans) will be for advanced security. See landscaping plan for outdoor lighting.

## E-2 Landscaping to Enhance the Building and/or Site

### **Comments by Design Review Board:**

The two courtyards should be well landscaped and accommodate a variety of tenant uses. The entry court ought to be gracious and welcoming with seating and a strong visible connection to the street.

### **Response by Applicant:**

There will be various landscaping design approaches based on the location:

- 1) Entry court: Smaller and open with benches and planters for heavier tenants' traffic.
- 2) Rear court: Circular paving design and open with more benches for tenants' interactions.
- 3) Garden: Abundant plants for better privacy from adjacent properties.



**First Floor Plan**



ENTRY IMAGE



PROPERTY LINE & FENCE LINE



PATIO AREA



PLANTING IMAGE



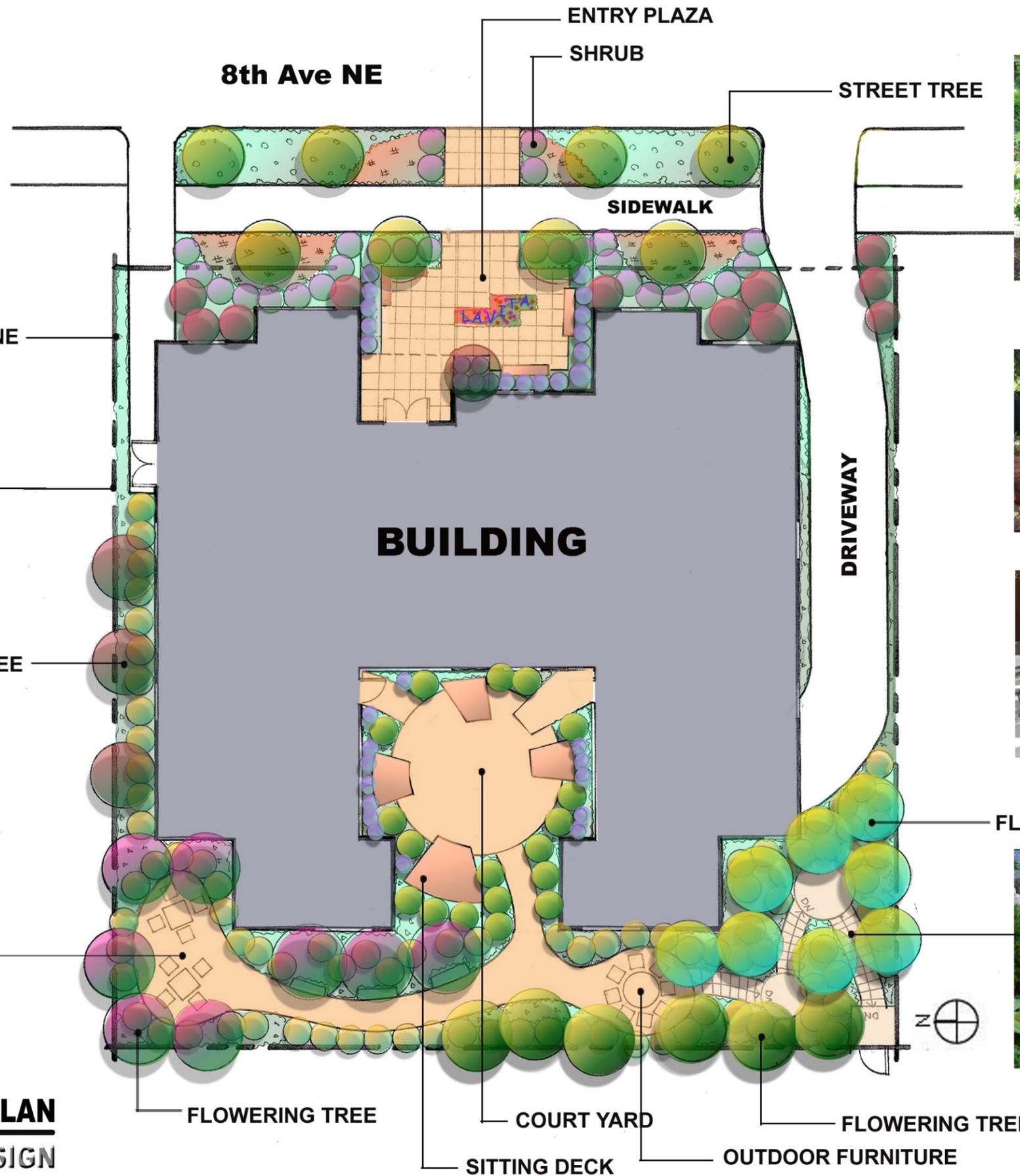
SITTING BENCH



COURT YARD PATIO



STEP AREA



**LANDSCAPE DESIGN PLAN**  
LOTUS LANDSCAPE DESIGN

**CENTER COURTYARD PLANTS PALETTE**



Golden Sword Yucca



Rose Creek Abelia



Climbing Jasmine



Purple Gem Rhododendron

**NORTHWEST GARDEN PLANTS PALETTE**



Strawberry Tree



Galaxy Magnolia



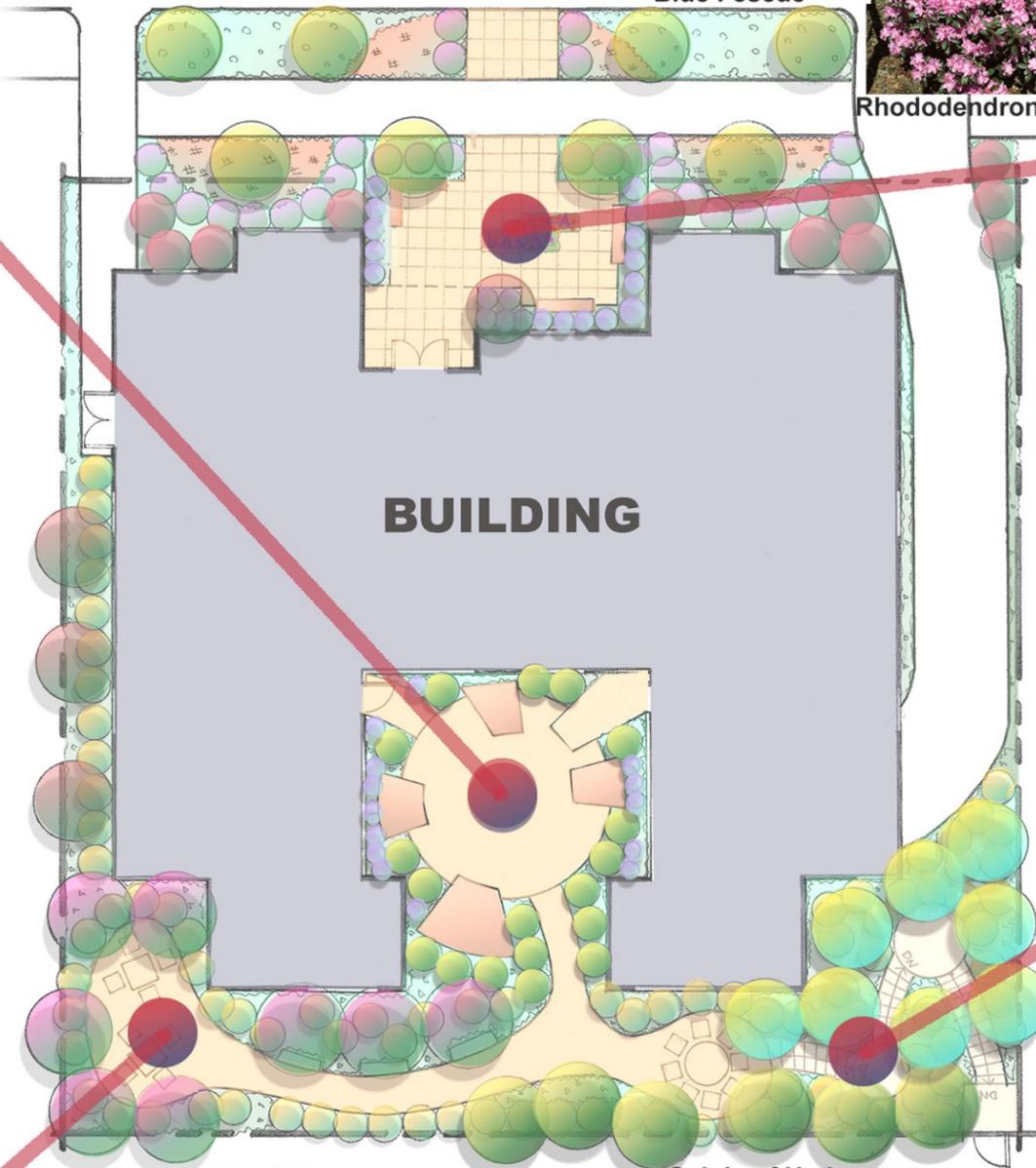
Lily Turf



Coral Bells



English Lavender



Orchid Rock Rose



Oak-Leaf Hydrangea

**ENTRY PLAZA PLANTS PALETTE**



Blue Fescue



Rhododendron 'PJM'



Victoria Magnolia



Hebe



Pink Heath



Euonymus



Yuletide Camelia

**SOUTHWEST GARDEN PLANTS PALETTE**



Capital Pear



Goldenrain Tree



Boxleaf Barberry



Cavatine Andromeda



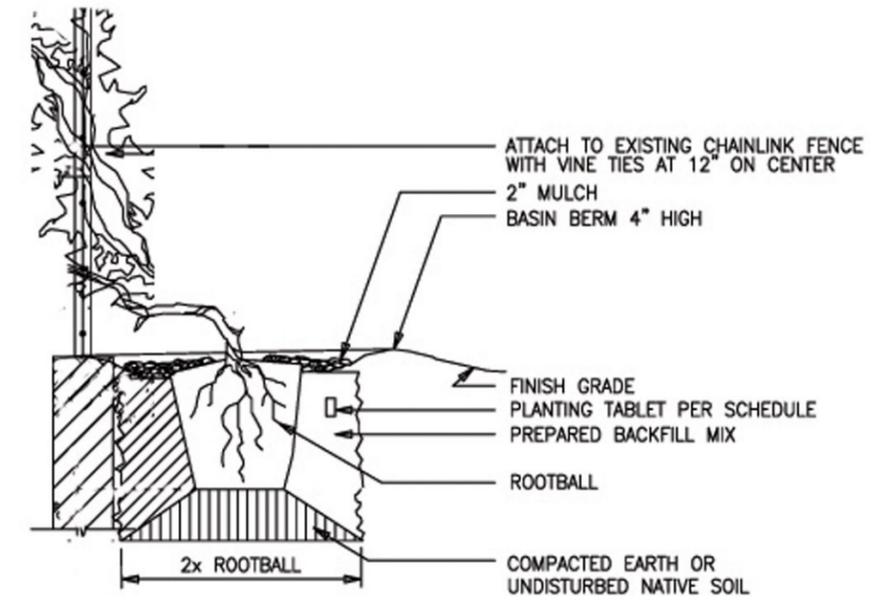
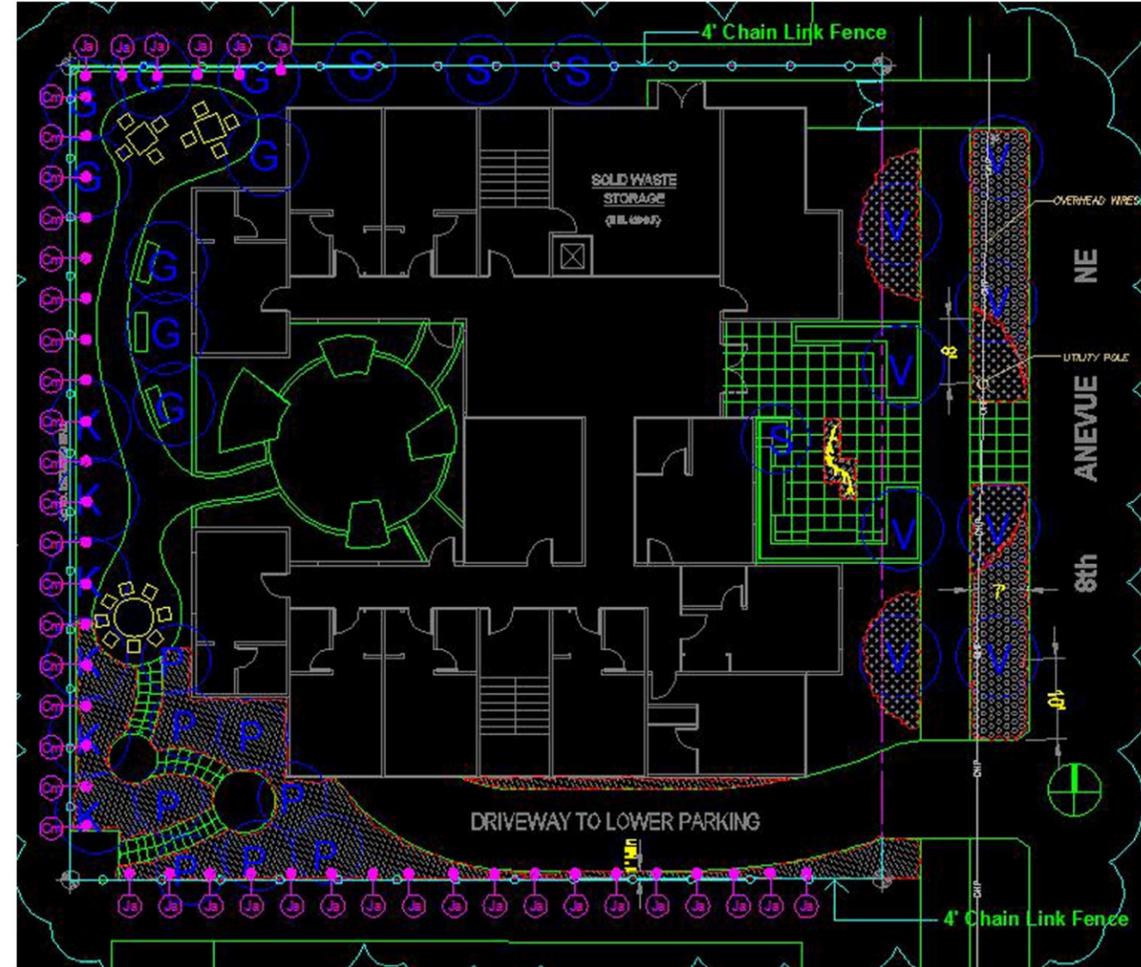
Kinnikinnick



Clematis montana



**4' H CHAIN LINK FENCE**



**CLEMATIS MONTANA**



**CLIMBING JASMINE**



**VEGETATED WALL DESIGN**  
**LOTUS LANDSCAPE DESIGN**

**ENTRY AREA LIGHTING IMAGE**



**WALL MOUNT LIGHTING**



**SPOT LIGHTING**



**TALL POST LIGHTING**

**DRIVEWAY LIGHTING IMAGE**



**WALL MOUNT LIGHTING**

**STEPS & PATH LIGHTING IMAGE**



**GARDEN LIGHTING IMAGE**



**GARDEN TYPE A**



**GARDEN TYPE B**



**NOTE: THE PROJECT WILL SHIELD EXTERIOR LIGHTING AND DIRECT IT AWAY FROM ADJACENT PROPERTIES PER SMC 23.45.534.**

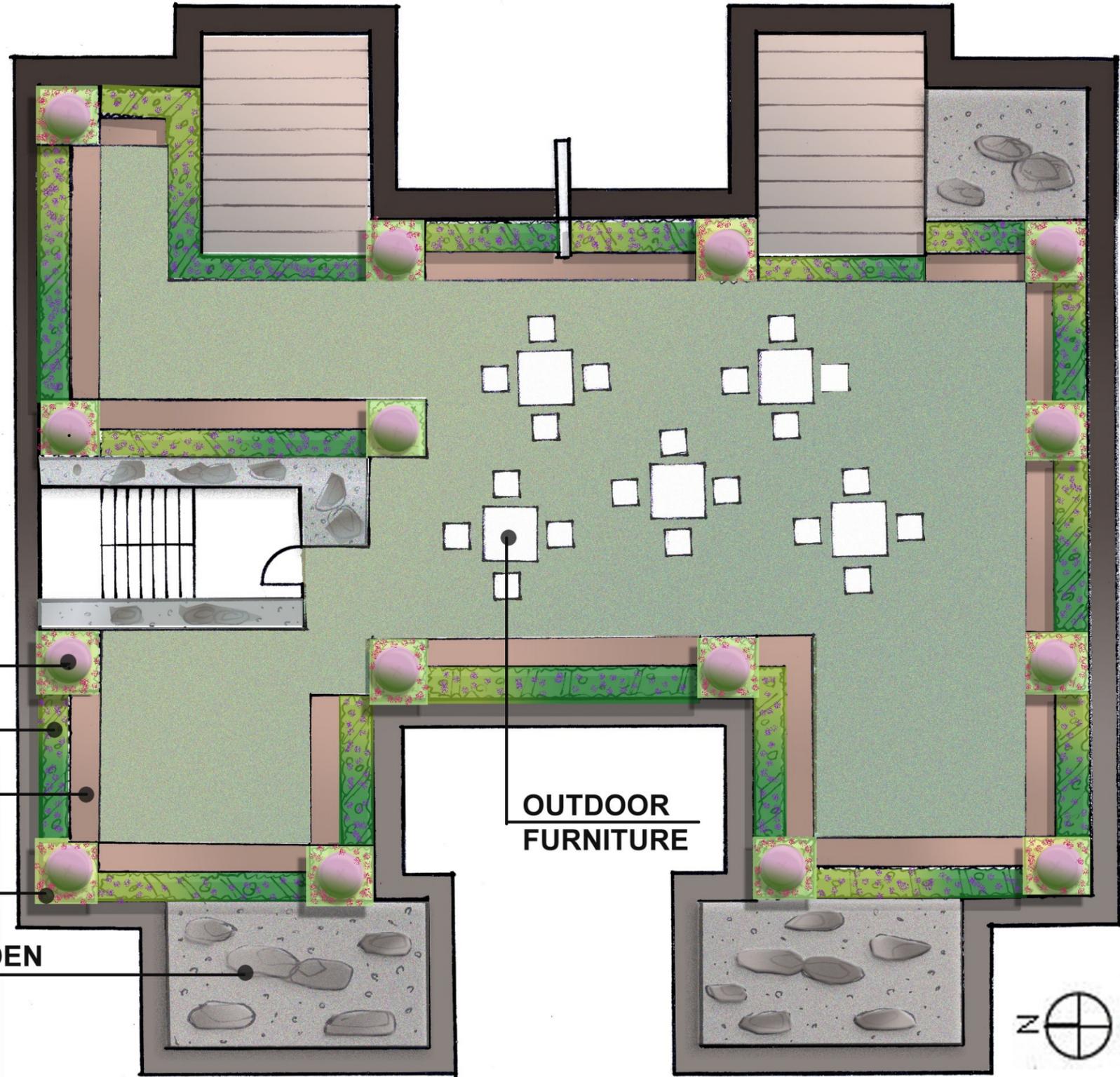


**LOTUS LANDSCAPE DESIGN**

**LAVITA LIGHTING PLAN & IMAGES**



**ROOF GARDEN IMAGE**



**PJM RHODODENDRON**

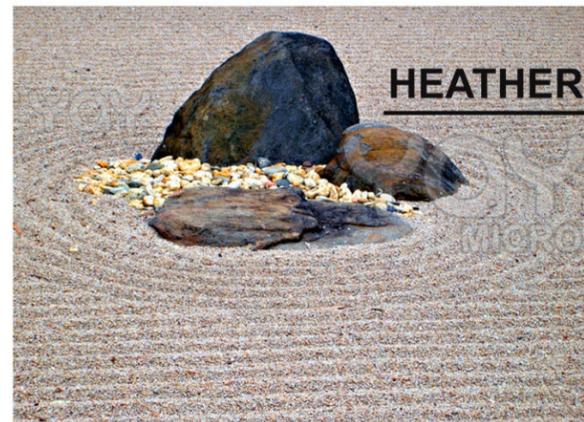
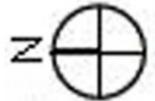
**LAVANDER**

**BENCH**

**HEATHER**

**ROCK GARDEN**

**OUTDOOR  
FURNITURE**



**ROOF GARDEN PLAN**  
**LOTUS LANDSCAPE DESIGN**

**ROOF GARDEN PLAN**